

67-4
5082WARRANTY DEED

019596

JAMES M. KEMER and ANNE L. KEMER of Waterville, County of Kennebec and State of Maine for consideration paid, grant to JOHN J. HASTINGS and JEAN S. ROSBOROUGH of Waterville, County of Kennebec and State of Maine with WARRANTY COVENANTS, as joint tenants, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, located at the intersection of Blue Jay Way right of way and Pleasant Hill Drive right of way bounded and described as follows, to wit:

TRANSFER
TAX
PAID

Beginning at a point marking the intersection of the southerly side of Blue Jay Way right of way and the easterly side of Pleasant Hill Drive right of way at an iron pin at the northwesterly corner of Lot 37 as shown on subdivision plan, dated June, 1977, titled Ridge Road Development, Waterville, Maine, and recorded in the Kennebec County Registry of Deeds File No. D-77074; thence North 66° 47' 00" East one hundred eighty-two and four tenths (182.4) feet along Blue Jay Way right of way to an iron pin at the northeasterly corner of said Lot 37; thence South 10° 13' 59" East one hundred seventy-nine and fifty-three hundredths (179.53) feet by the westerly sideline of Lot 36 as shown on said plan to an iron pin at the southeasterly corner of said Lot 37; thence South 66° 47' 00" West one hundred seventy-eight and five tenths (178.5) feet by the northerly sideline of Lot 38 as shown on said plan to an iron pin at the southwesterly corner of said Lot 37; thence North 09° 45' 58" West one hundred twenty-two and sixty-six hundredths (122.66) feet along Pleasant Hill Drive right of way to an iron pin marking beginning of a curve having a radius of three hundred (300) feet; thence by said Pleasant Hill Drive right of way fifty-six and twenty-six hundredths (56.26) feet to the point of beginning.

Meaning and intending to describe Lot 37 as shown on subdivision plan, dated June, 1977 titled Ridge Road Development and recorded in the Kennebec County Registry of Deeds File D-77074.

This conveyance is made subject to the conditions and restrictions that the grantees, their heirs and assigns, and the survivor of them and the heirs and assigns of the survivor of them, shall never erect, permit to be erected or maintained on the granted premises at any one time more than one dwelling house and one private garage or any structure which shall have a living space floor area of less than one thousand four hundred (1,400) square feet.

Being the same premises conveyed to James M. Kemer and Anne L. Kemer by deed of Mary M. Druding dated July 3, 1990 and recorded in the Kennebec County Registry of Deeds in Book 3759, Page 119.

WITNESS our hands and seals this 28th day of July, 1993.

X Ruth E. Lemieux
WITNESS

X James M. Kemer
JAMES M. KEMER

X Ruth E. Lemieux
WITNESS

X Anne L. Kemer
ANNE L. KEMER

THE STATE OF MAINE
KENNEBEC, ss.

July 28, 1993

Then personally appeared the above named JAMES M. KEMER and ANNE L. KEMER and acknowledged the foregoing instrument to be their free act and deed.

Before me, X Ruth E. Lemieux
Notary Public

93A02-A:KEMER-WD

RUTH E. LEWIEUX
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES AUGUST 13, 1999



RECEIVED KENNEBEC SS.

1993 AUG -2 AM 9:00

ATTEST: Ruth E. Lemieux
REGISTER OF DEEDS